

## MEETING SUMMARY

DATE May 19, 2015  
PLACE 50 W Gay St  
TIME 3:04 pm – 4:34 pm

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### **A CALL TO ORDER**

**Present:** William Fergus, Ryan Szymanski, Denis de Verteuil, Bart Overly and Kim Way  
**Staff Present:** Jackie Yeoman

### **B APPROVAL OF MINUTES**

**3:04** Meeting Summary- April 21, 2015  
**Motion:** To approve the April 21, 2015 Meeting Summary.  
**Motion By:** Mr. Way / second by Mr. Fergus  
**Result:** Approval (4-0); Mr. Overly abstained

### **C OLD BUSINESS – APPLICATIONS FOR CERTIFICATE OF APPROVAL – TABLED CASES**

**3:05-3:30 15-04-001**

Address:	201 S. Lucas
Property Owner:	Manhattan Project, LLC
Applicant:	Jonathan Barnes Architecture and Design
To be reviewed:	Live/work, multi-family development

#### **Staff Report by Jackie Yeoman:**

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
  - The applicant is proposing a two phase development, to include two (2) sixty-nine unit live/work apartment buildings, with eighteen (18) garage parking spaces per building.
  - Phase I includes 18 garage parking spaces and Lucas Street will have a total of 70 parking spaces.
  - The 88 new parking spaces will be an accessory use to Lucas Lofts phase I and existing uses within 401 W. Town and 400 W. Rich as a mixed use development (138 total spaces will be available).
  - Review includes an updated site plan with landscaping, revised parking calculations, a south elevation study and a revised floor plan showing a reduction in the width of Market Alley by one (1) foot.
  - The existing utility poles on Lucas Street will be removed.
  - The revised drawings include: no new curb cuts for Rich and Town Street, bicycle parking spaces were moved out of the ROW and 14 spaces will be provided for each Lucas Lofts phase I and II, the sidewalk on the west side of Lucas has been increased from 5.5 feet to 8 feet, and the proposed 3' sidewalk on the east side of Lucas has been removed.
  - DPS and Planning staff recommend an approved surface treatment for the rear alley.

#### **Discussion:**

- Mr. Barnes asked for clarification on “change in use” and future parking review; Mrs. Yeoman explained that approved parking is associated with use; therefore if a change-in-use is proposed within the existing development additional parking may be required. (400 W Rich, 401 W Town, Lucas Lofts phase I)
- Mr. Barnes stated the architect prefers the south elevation as originally proposed.
- Mr. Kentner explained comments received during the preliminary site compliance review.
  - There is a pre-existing easement on the west side of Lucas for a sidewalk

- Mr. Kentner clarified the following:
  - There is an existing 6' width between 400 W Rich and Lucas Street. This provides an existing 3' sidewalk on the east side of Lucas.
  - One accessible parking space will be provided with ramp egress to 400 W Rich.
  - The proposed design includes a 5" curb on the west side of Lucas and a 2.5" curb on the east side of Lucas Street.
  - Wheel stops will be provided for accessible spaces.
  - A central drive (Walnut Street) will be used to access the garage alley.
- Mr. Barnes stated the applicant would like to move the easement.
- Mr. Way commented he supports the proposed "new" south elevation; Mr. Overly stated he preferred the original south elevation due to the existing trees on Rich Street. It was decided to vote in favor of the applicant's preference, which is the south elevation as originally proposed.

**Motion:** To approve the application with the south elevation as originally proposed

**Motion By:** Mr. Szymanski / second by Mr. de Verteuil

**Result:** Approved (5-0)

## **D APPLICATIONS FOR CONCEPTUAL REVIEW, CODE ENFORCEMENT AND/OR ZONING**

**3:30-4:04 15-05-001**

Address: 230 W Rich Street  
 Property Owner: Columbus Metropolitan Housing Authority  
 Applicant: CASTO  
 To be reviewed: Phase I Development - Conceptual

### **Staff Report by Jackie Yeoman:**

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
  - CASTO is working in partnership with the Columbus Metropolitan Housing Authority on a master planned development consisting of approximately 6.4 acres
  - The phase I development consists of approximately 2 acres east of the planned Lucas Street extension and west of the existing warehouse buildings.
  - The phase I building has five stories with zero foot setbacks and contains approximately 20,000SF of commercial or Live-Work space on the ground floor and 124 residential units.
  - There is a proposed +/- 230-space parking garage intended to serve the private apartment flats and the public. The parking ratio in the private (residential) parking deck will provide approximately 1 space per dwelling unit. The parking proposal will require a residential parking reduction of approximately 62 spaces.

### **Applicant Presentation:**

- Mr. Bird provided an overview of the project and described the inspiration for the building design.
  - The design addresses the character of the district.
  - CASTO is working with Columbus Rec and Parks on an opportunity to enhance park connections or add parkland to the area.
  - The proposed extensions of Lucas and Cherry streets are intended to continue the grid pattern south of Rich Street. The streets will be within the public ROW.

### **Discussion:**

- Mr. Overly commented on the elevations from the river. Higher density development along the riverfront was suggested instead of parking; Mr. Bird responded that the garage is only one level above grade and the building will be clearly visible from the river. Mr. Bird also described an opportunity for a mural to be located on the south elevation.
- Mr. Way asked if the applicant only intends to display murals on the south elevation or ads as well; Mr. Bird stated they are not ready to commit to sign details at this time.
- Mr. Bird commented that the balconies on the south elevation provide residents with a view of the river. He also noted that the Scioto Mile stops just before the property and they are working with the City to extend the trail.

- Mr. Bird clarified there is a 0 foot setback on the floodway and the site was small for all they are trying to accomplish. Mr. Bird agreed with creating a visual interest on the riverfront.
- Mr. de Verteuil also emphasized the importance of the riverfront view and connections.
- Mr. Overly asked if all the units were to be leased and suggested a roof deck for the residents.
- Mr. Overly commented the renderings make it appear to be two different buildings and suggested the applicant look at other types of brick patterns to create more visual interest.
- Mr. Way requested cross sections to understand how the building relates to the topography.
- Mr. Way asked about improvements to Rich Street; Mr. Bird responded it will be a public ROW project and the City will make the improvements as it is a public street.

4:05-4:25    **15-05-002**

Address: 509 W Chapel  
 Property Owner: Theodore G. Manfrass, Jr. and Kate M. McCanna  
 Applicant: Theodore G. Manfrass, Jr. and Kate M. McCanna  
 To be reviewed: Single-family dwelling unit

**Staff Report by Jackie Yeoman:**

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
  - The applicant is proposing a new, three-story, single-family residence.
  - The parcel is located directly adjacent to property owned by the City of Columbus to the west and south and property owned by NWD Franklinton to the north and east.
  - It was noted that building heights of up to five stories/60 feet with zero foot setbacks for front, side and rear yards are permitted on the adjacent properties.
  - As Chapel Street is an alley, an accessory parking lot may also be a potential adjacent use.
  - The applicant is proposing a rear yard at 9% of the total parcel area.

**Applicant Presentation:**

- Ms. McCanna provided an overview of the proposed project including:
  - The applicant believes it is important to have unique single family homes in EF.
  - Design inspiration came from other buildings within the community.
  - The applicant would like to incorporate retail on the ground floor; however the existing site is too narrow.
  - The residence will include 2 rooftop decks; one on the second floor and one on the third floor.

**Discussion:**

- Mr. Fergus asked if planning would support an alley vacation; Mrs. Yeoman responded the Planning Division does not currently have comments on the alley vacation as a formal request has not yet been submitted.
- Mr. Szymanski asked for clarity on the carport; Ms. McCanna confirmed there is no garage door on the carport.
- Mr. Overly stated he likes the mix of brick and concrete panels; he also likes the modern design of the townhome. He suggested the applicant steer away from lap siding and keep the design industrial; Mr. de Verteuil agreed with Mr. Overly's comments.
- Mrs. Yeoman asked the Board to comment on the overhead door facing Chapel; Ms. McCanna clarified there will be no curb cut for the door; Mr. Overly suggested a glass door with a security grill.

## **E APPLICATIONS FOR CERTIFICATE OF APPROVAL**

**4:20-4:26 15-05-003**

Address: 230 W Rich Street  
Property Owner: Columbus Metropolitan Housing Authority  
Applicant: CASTO  
To be reviewed: Temporary Art Exhibit/Gallery Space

### **Staff Report by Jackie Yeoman:**

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
  - The applicant is proposing a temporary, interactive, art gallery space on the site of Phase II of the CMHA master planned development.
  - Metal storage containers will be placed on site and used for art exhibition space, an outdoor dining area will be provided, and a temporary gravel parking lot will serve the art exhibition space and up to three food trucks.
  - The installation will be active for five months, from June through October 2015.
  - The purpose of the installation is to promote community engagement regarding the larger proposed development.

### **Applicant Presentation:**

- Mr. Bird explained the idea for the temporary installation is to create something iconic for Rich and Lucas streets for the summer and begin to brand the CMHA development.
- The installation will provide space for artists and non-profits within the community.

### **Discussion:**

- Mr. Way asked how the installation relates to the proposed development construction schedule; Mr. Bird responded that work on the phase 1 site will begin in September and they will start on foundations in November. The city will begin on Lucas and Cherry streets in May 2016.
- Mr. Overly asked how the applicant will program the exhibit; Mr. Bird agreed programming will be a key to success for the installation. He noted CASTO has reached out to 400 W. Rich and FDA to coordinate with artists and provide programming.

**Motion:** To approve

**Motion By:** Mr. Fergus / second by Mr. Overly

**Result:** Approved (5-0)

4:26-4:32 15-05-004

Address: 23 S May Avenue  
Property Owner: NWD Franklinton, LLC  
Applicant: Zachary Graham  
To be reviewed: Demolition

**Staff Report by Jackie Yeoman:**

- Mrs. Yeoman presented slides of the site location and existing site conditions of case numbers 15-05-004, 15-05-005, and 15-05-006. She also described the relevant details of the proposal as noted in the Staff Report. The sites are within the West Broad Street sub-district.
  - NWD Franklinton, LLC recently acquired multiple parcels throughout East Franklinton through the purchase of the Byers properties.
  - The applicant is proposing to demolish three structures to hold for future development.
  - 23 S May was constructed in 1950 and was most recently used as a 5200 SF used car sales office by Byers Chevrolet.
  - 495 W Broad was constructed in 1976 and is a single-story, 250 SF office.
  - 44 S Skidmore was constructed in 1962 and is a single-story, 2448 SF shop/warehouse.
  - The structures are not eligible for the Columbus or National Registers.
  - The applicant proposes to incorporate each building pad into adjacent surface parking lot until future development plans are announced.

**Motion:** To approve (Single motion for 15-05-004, 15-05-005, 15-05-006)

**Motion By:** Mr. Fergus / second by Mr. Way

**Result:** Approved (5-0)

4:26-4:32 15-05-005

Address: 495 W Broad  
Property Owner: NWD Franklinton, LLC  
Applicant: Zachary Graham  
To be reviewed: Demolition

**Motion:** To approve (Single motion for 15-05-004, 15-05-005, 15-05-006)

**Motion By:** Mr. Fergus / second by Mr. Way

**Result:** Approved (5-0)

4:26-4:32 15-05-006

Address: 44 S Skidmore  
Property Owner: NWD Franklinton, LLC  
Applicant: Zachary Graham  
To be reviewed: Demolition

**Motion:** To approve (Single motion for 15-05-004, 15-05-005, 15-05-006)

**Motion By:** Mr. Fergus / second by Mr. Way

**Result:** Approved (5-0)

**F STAFF ISSUED CERTIFICATES OF APPROVAL**

**G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

1. 647-649 W Broad | Application #15-04-002  
Wall Sign | Reviewed 04/21/2015 | Issued 04/29/2015

**H OTHER BUSINESS**

**I NEXT MEETING**

Tuesday – June 16, 2015 at 50 W Gay St at 3:00 pm.

